# Marsh Wall

## London, E14

Asking Price £549,950

A beautiful studio apartment in one of London's most prestigious residential developments offering exceptional skyline city views.

CHESTERTONS

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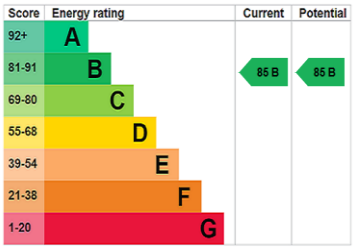
- Lovely studio apartment.
- Approx. 600 sq. ft of Internal Living Space.
- Stunning panoramic views across the London skyline.
- Exclusive residents' facilities including 24-hour concierge, state-of-the-art gym, private cinema, residents' lounges, library, private dining rooms, sky gardens, roof terraces, golf simulator, games room and landscaped communal gardens.
- DLR services to Bank (approx. 11 mins), Stratford (approx.15 mins) and London City Airport (approx. 20 mins).
- Canary Wharf Pier within walking distance, providing Thames Clippers river services across London.

One of London's most prestigious residential developments. Boasting elevated views across London's skyline, this beautifully presented apartment combines contemporary design with premium resident facilities in the heart of Canary Wharf.

Residents benefit from an outstanding collection of exclusive amenities, including a 24-hour concierge, one of the UK's highest private gyms and fitness studios, a private cinema, residents' lounge and library, private dining and meeting rooms, landscaped sky gardens, spectacular roof terraces on the 75th floor, games room, media room, golf simulator, children's play garden and beautifully designed communal gardens, creating a lifestyle that rivals London's finest hotels.

The apartment is surrounded by an extensive selection of restaurants, cafés, bars and over 300 shops, together with supermarkets, health clubs, riverside walks and beautifully maintained public spaces. The nearby Thames Path provides scenic walks along the waterfront, while Jubilee Park, Canada Square Park and Crossrail Place Roof Garden offer attractive green spaces throughout the year. Transport connections are exceptional. South Quay DLR Station is approximately 0.2 miles, Heron Quays DLR Station 0.3 miles and Canary Wharf Underground Station (Jubilee Line) 0.4 miles.

**Tenure:** Leasehold 988 years approx. remaining.
**Service Charge:** £6,147 pa approx.
**Ground Rent:** £500 pa.
**Local Authority:** Tower Hamlets
**Council Tax Band:** E




*Chestertons Canary Wharf & Greenwich Sales*

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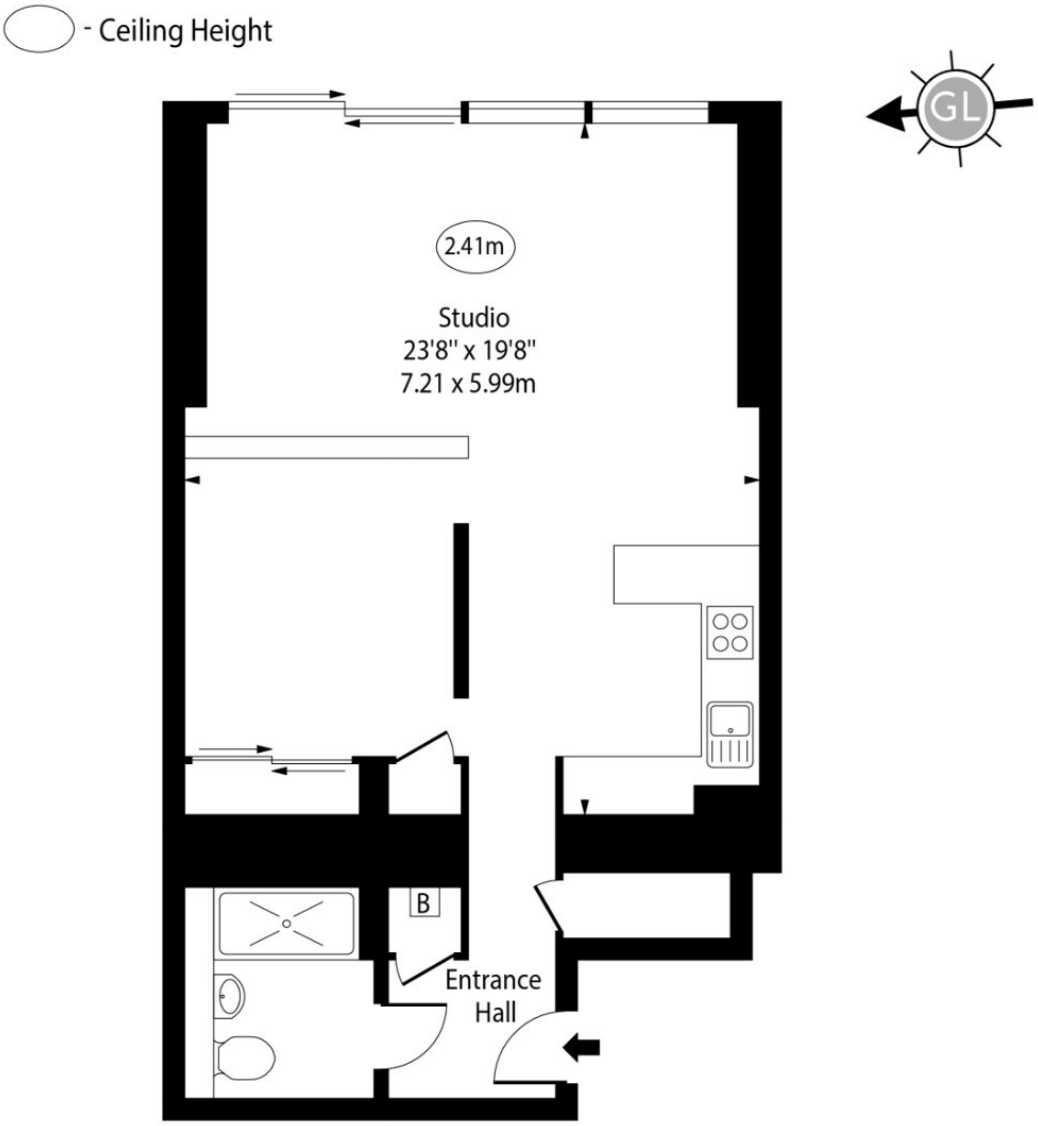


Fifty First Floor

Approx Gross Internal Area 600 Sq Ft - 55.74 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.
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